

Executive Summary

Long Range Planning - City Market Development Decisions

1. Committee is meeting bi-weekly and contains the following individuals:

LEPFA Board

Charley Jansen – P
Tim Haggart - P
Charles Mickens - A
John Decker - A

LEPFA Staff

Eric Hart - P
Scott Keith - P
John Hooper - P

Parks Board

Dusty Fancher - P
Brian Smith - P
Paul Carrier - P
Rick Kibbey - A

2. November 19th Meeting

- a. The Marketing Design Charettes were held with the vendors association. The 2nd Charette was held on Tuesday, November 18th.
- b. The architect provided a brief comment on the overall process.
 - i. Progress and overall designs were received very well.
 - ii. Vendors had discussions about the parking limitations of the site but were encouraged by the items presented. They also discussed positive ideas within the design.
 - iii. Items of discussion included restroom size, trash and recycling areas and the possibility of future expansion.
 - iv. The architect provided changes to the design based on input from the vendors. The restrooms were reconfigured, the vestibules were changed, the mezzanine area of the facility was discussed and identified as the expansion area.
 - v. Vendors were adamant that at a minimum, the restrooms must have the same number of urinals and water closets.
- c. City Market restrooms will only be open to the public upon special request for large events or during normal Market operating hours.
- d. The architect requested that LEPFA provide preliminary system parameters for the overall mechanical design. LEPFA members expressed the following desired systems:
 - i. Geo-thermal radiant heating in the floor
 - ii. Minimal A/C. Only if necessary to keep food areas manageable. Only in areas where A/C support is necessary.
 - iii. Want the systems to rely heavily on natural ventilation.
 - iv. Consider as many “green” principals as financially possible.
- e. Long range planning committee is looking for viable options for an overall system package design.
- f. Based on everything presented, committee members expressed concerns about the limited budget and with all the added design changes, the committee would have to make choices on wants and needs as we move forward.

- g. The committee was informed that they would receive drawings, budget numbers and preliminary mechanical system layouts at the end of the schematic design phase. This will allow the group to have an understanding of any financial or design challenges that we may face with the project.
 - h. It is anticipated that we should receive a draft version of all the design phase documents at our December 3rd meeting.
 - i. Additional discussions about design changes by members of the committee occurred. These recommendations will be reviewed as the design continues to be completed.
 - j. The date for the public meeting was tentatively scheduled for Thursday, December 18th at 6pm. The location will be announced at the next meeting and a preliminary press release will be presented to the group.
 - k. Decisions about the format and other items relating to the public meeting will be discussed at our next meeting.
3. Events Impacted by the Development
- i. No further discussions occurred on this topic.
4. Design Process
- a. As design progress, the USDA will be contacted for review and discussion.
 - b. Once more information is available, we will be working to attend an East Side and Downtown Neighborhood meeting to provide updates on our progress.
5. Bidding Process/PLA – No Update
6. Business Plan Status
- a. Meetings to continue with MSU.
 - b. Vendor Handbook and operating policies being revised.
 - c. Market Study underway and EDC has selected vendor to complete the study. Information from this report will be included in the business plan.
7. Process
- a. Council Representatives continue to be updated at the monthly LEPFA board meeting as further work is completed between updates.
 - b. This document and progress reports will be placed on the City Market website on the Updates page.
 - c. LEPFA continues to hold meetings with the Administration, EDC, Public Services and the Planning and Neighborhood Development department to gain assistance and maintain a working timeline for completing the project.